



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

February 15, 2017 2 George St, Charleston, SC

4:00PM - Special Meeting

5:00PM - Regular Meeting

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

SPECIAL MEETING & REGULAR MEETING OF FEBRUARY 15, 2017

A Special Meeting of Planning Commission will be held at **4:00 p.m., on Wednesday, February 15, 2017** in the Public Meeting Room, 1st Floor, 2 George St. A regular meeting of the City of Charleston Planning Commission will be held following the special meeting, but no sooner than **5:00 p.m., on Wednesday, February 15, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

SPECIAL MEETING

PLAN REVIEW

Review of key issues resulting from the December 2016 review of the **City of Charleston Century V 2010 Comprehensive Plan Update**. The main topic this month is sea-level rise and drainage issues.

REGULAR MEETING

REZONINGS

1. **10 Society and two vacant parcels on Society St (Peninsula) TMS# 4580104002, 004 & 021** – 0.62 ac. Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: Leonard Storage Co, Inc; John T. Leonard, Jr, Inc
Applicant: Southern Land Co
2. **32 Laurens St and a vacant parcel on Laurens St (Peninsula) TMS# 4580104003 & 4580102017** – 1.32 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: Multiple Owners
Applicant: Southern Land Co
3. **445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD).
Owner/Applicant: 445 Meeting Street Partners LLC
4. **445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from 80/30 and 55/30 Old City Height Districts to 100/30 Old City Height District.
Owner/Applicant: 445 Meeting Street Partners LLC
5. **Forrest Dr (Cainhoy) TMS# 2710002150** - approx. 2.145 ac. Request rezoning from Gathering Place (GP) to Diverse Residential (DR-9).
Owner: David Gibbs Family Partnership
Applicant: Stantec - Josh Lilly
6. **26 F St and adjacent vacant lot (Peninsula) TMS# 4631603047 & 046** – 0.12 ac. Request rezoning from Diverse Residential (DR-1) to Diverse Residential (DR-2F).
Owner/Applicant: Arnold & Sara Mack

SUBDIVISIONS

1. **Twin Lakes, Phase 2 (Cane Slash Rd – Johns Island) TMS# 3450000036** – 61.19 ac. 122 lots. Request approval of revised subdivision concept plan. Zoned Single-Family Residential (SR-1).
Owner: BMG III, LLC
Applicant: Stantec Consulting Services Inc.
2. **Essex Village (Henry Tecklenburg Dr – West Ashley) TMS# 3090000003** – 12.66 ac. 41 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Essex Farms, A Partnership
Applicant: Thomas & Hutton Engineering Co.
3. **Murraywood Rd (Johns Island) TMS# 3120000026 & 182** – 2.71 ac. 9 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) and Single- & Two-Family Residential (STR).
Owner: Mama Lil, LLC
Applicant: Atlantic South Consulting Services
4. **Cane Slash Cluster Development (Johns Island) TMS# 3450000007 & 023** – 30.23 ac. 47 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Chrysalis Investments, LLC
Applicant: Stantec Consulting Services, Inc.
5. **Nabors Drive (James Island) TMS# 4281600013, 046-048, 052** – 3.86 ac. 25 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).
Owner: Pulte Group, Inc.
Applicant: ADC Engineering, Inc.
6. **Bennett's Bluff (Fort Johnson Road – James Island) TMS# 4280000013 & 040** – 30.99 ac. 86 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: First Baptist Church
Applicant: Hussey Gay Bell
7. **Riverview Estates (River Rd – Johns Island) TMS# 3120000065 & 066** – 24.147 ac. 49 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: MG Lowcountry Acreage LLC
Applicant: HLA Inc
8. **The Cottages, Phase 3 (River Rd – Johns Island) TMS# 312-00-00-125** – 15.3 ac. 60 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Johns Coastal Ventures LLC / D.R. Horton
Applicant: Civil Site Environmental Inc
9. **Woodbury Park, Phase 2 (Marlin Rd – Johns Island) TMS# 313-00-00-048** – 10.87 ac. 38 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Five Lakes, LLC
Applicant: HLA, Inc.

ORDINANCE AMENDMENT

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to prohibit Mini-warehouse/self-storage uses in the Urban Commercial (UC) zone district and change Mini-warehouse/self-storage uses from a conditional use to a special exception use in the General Business (GB) zone district.**

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **Oakfield, Phase 5A (Cane Slash Road – Johns Island) TMS# 2780000043 & 128** – 57.4 ac. 57 lots. PUD. Preliminary subdivision plat pending approval.
2. **1466 River Road (Johns Is) TMS# 3120000069** – 5.1 ac. 4 lots. DR-6. Prelim. subdivision plat pending approval.
3. **Foundry Alley, Phase 1 (Hanover & Nassau Streets – Peninsula) TMS# 4590504156, 172, 174-177** – 0.9 ac. 8 lots. PUD. Final subdivision plat under review.
4. **Cainhoy Entrance Road, Phase 2B (Seven Sticks Drive – Cainhoy) TMS# 2620000008** – 12.6 ac. R/W. PUD. Final subdivision plat under review.
5. **Parcel A, Charleston Regional Business Center (Clements Ferry Road – Cainhoy) TMS# 2670000129** – 11.7 ac. 3 lots. LI. Preliminary subdivision plat approved.
6. **Forrest Dr Bridge (Cainhoy) TMS# 2710002114 & 115** – 35.6 ac. R/W. PUD. Prelim. subdivision plat approved.
7. **Brigade Street Apartments (Peninsula) TMS# 4640000003 & 017** – 15.9 ac. 3 lots. MU-2/WH. Preliminary subdivision plat approved. Final subdivision plat under review.
8. **The Marshes at Cooper River (Clements Ferry Road – Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069** – 34.6 ac. 128 lots. PUD. Preliminary subdivision plat approved.
9. **Tidal View Lane (James Island) TMS# 4280000015** – 2.7 ac. 2 lots. SR-2. Preliminary subdivision plat pending approval.
10. **The Oaks at Saint Johns Crossing (River Road – Johns Island) TMS# 3120000082** – 22.1 ac. 77 lots. SR-1 (ND). Final subdivision plat pending approval.
11. **Rivers Point Townhomes (Rivers Point Row – James Island) TMS# 4250700179** – 1.3 ac. 16 lots. GB. Final subdivision plat pending approval.
12. **Huger Street (Peninsula) TMS# 4631604017** – 2.9 ac. 2 lots. MU-2/WH. Final subdivision plat pending approval.
13. **Parcel E, Phases 3 & 4 (Lesesne Street – Daniel Island) TMS# 2750000110** – 31.6 ac. 70 lots. DI-R. Preliminary subdivision plat approved.
14. **Maybank Village, Tract D (Maybank Highway – Johns Island) TMS# 3130000248** – 10.3 ac. 2 lots. GB. Preliminary subdivision plat approved.
15. **Brownwood Village, Phase 2 (Brownwood Road – Johns Island) TMS# 2790700264** – 12.5 ac. 48 lots. PUD. Final subdivision plat recorded.
16. **Oakfield, Phase 5B (Cane Slash Road – Johns Island) TMS# 2780000043 & 128** – 47.5 ac. 57 lots. PUD. Preliminary subdivision plat pending approval.
17. **Maybank Village, Phase 3 (Maybank Highway – Johns Island) TMS# 3130000248** – 10.3 ac. 35 lots. GB. Preliminary subdivision plat under review.
18. **Oakfield, Phase 4 (Cane Slash Road – Johns Island) TMS# 2780000043** – 87.8 ac. 62 lots. PUD. Final subdivision plat pending approval.
19. **1109 Brownwood Road (Johns Island) TMS# 3120000181** – 0.8 ac. 2 lots. SR-1. Final subdivision plat pending approval.
20. **Jessy Elizabeth, Phase 2 (Jessy Elizabeth Road – Johns Island) TMS# 3120000159** – 4.1 ac. 14 lots. SR-1. Preliminary subdivision plat approved.
21. **Parcel R, Block A/B (Island Park Drive – Daniel Island) TMS# 2750000157** – 3.1 ac. 2 lots. DI-TC. Preliminary subdivision plat approved.

Road Construction Plans

Grace Plantation (Main Road – Johns Island) TMS# 2530000199, 285, 334 – 55.2 ac. 76 lots. SR-1 & SR-7. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON PLANNING COMMISSION

February 15, 2017

Rezoning 5 :

**Property on Forrest Dr
(Cainhoy)**

BACKGROUND

The applicant is requesting rezoning from Gathering Place (GP) to General Business (GB) for a property located near the northeast corner of Forrest Drive and Clements Ferry Road on the Cainhoy Peninsula. Surrounding zonings include GB, GP, Planned Unit Development (PUD) and Conservation (on the marsh areas). All surrounding properties are currently vacant.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. Prior to the 2010 update of the Century V Plan, the area in which the subject properties are located was designated as Gathering Place. The Gathering Place designation indicated places appropriate for mixed-use infill development with urban street patterns and building design. The updated Century V Plan map indicates the subject properties are within an area designated as **Job Center**. The Job Center District primarily has light manufacturing, warehousing, office and other commercial uses. Given the plan's recommendation, GB zoning is appropriate for this location.

STAFF RECOMMENDATION

APPROVAL

Rezoning 5

Forrest Dr (Cainhoy)

TMS# 2710002150

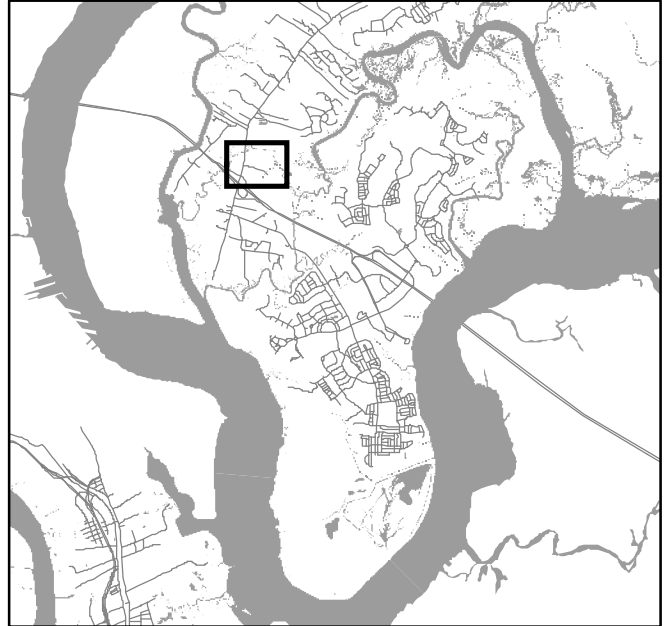
approx. 2.145 ac.

Request rezoning from Gathering Place (GP)
to Diverse Residential (DR-9).

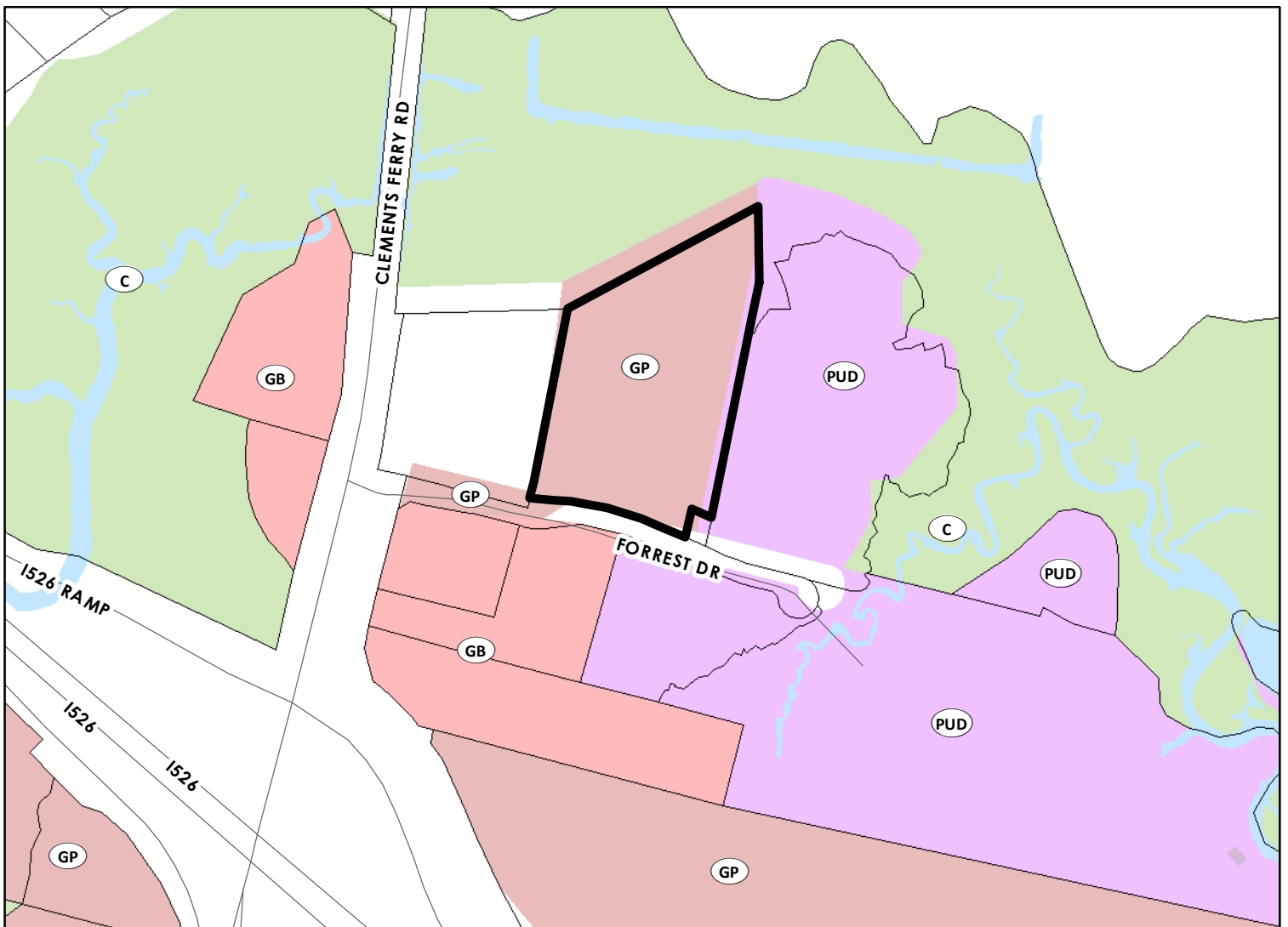
Owner: David Gibbs Family Partnership

Applicant: Stantec - Josh Lilly

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

February 15, 2017

Rezoning 6 :

26 F St and adjacent vacant lot (Peninsula)

BACKGROUND

The applicant is requesting a rezoning from Diverse Residential (DR-1) to Diverse Residential (DR-2F). The subject properties, located between F Street and the Norfolk Southern Rail right-of-way along Interstate 26, are surrounded by Diverse Residential zoning (DR-1 and DR-2F). The DR-1 zonings occur on the east side of F Street while the DR-2F zonings occur all along the west side and next to the subject properties. A majority of the residential zoning in the neighborhood (F, H & I Streets) are zoned DR-2F.

Surrounding uses include single-family attached and detached homes, duplexes and triplexes and small apartments on small lots. The subject property and all the properties on the east side of F Street back up to the Norfolk Southern Railway which is planned to become the Lowcountry Lowline, a park-like corridor including a bicycle and pedestrian path. Just on the other side of the railway is the raised ramp from Interstate 26 leading to the Septima Clark Parkway.

One of the subject properties is currently occupied by a small single-family house and the other property is vacant.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan notes that this area is adjacent to the area's key mass transit routes on King and Meeting Streets as well as the future Lowcountry Lowline. More diversity of uses and housing density is, therefore, appropriate and encouraged in such a location. The Century V Plan indicates the area in which the subject properties lie to be designated as **Urban** and suitable for high residential densities and mixture of uses. Given the context of existing structures, existing uses, and proximity to existing and potential transportation routes/nodes, the DR-2F zoning is recommended for this area.

STAFF RECOMMENDATION

APPROVAL

Rezoning 6

26 F St and adjacent vacant lot (Peninsula)

TMS# 4631603047 & 046

0.12 ac.

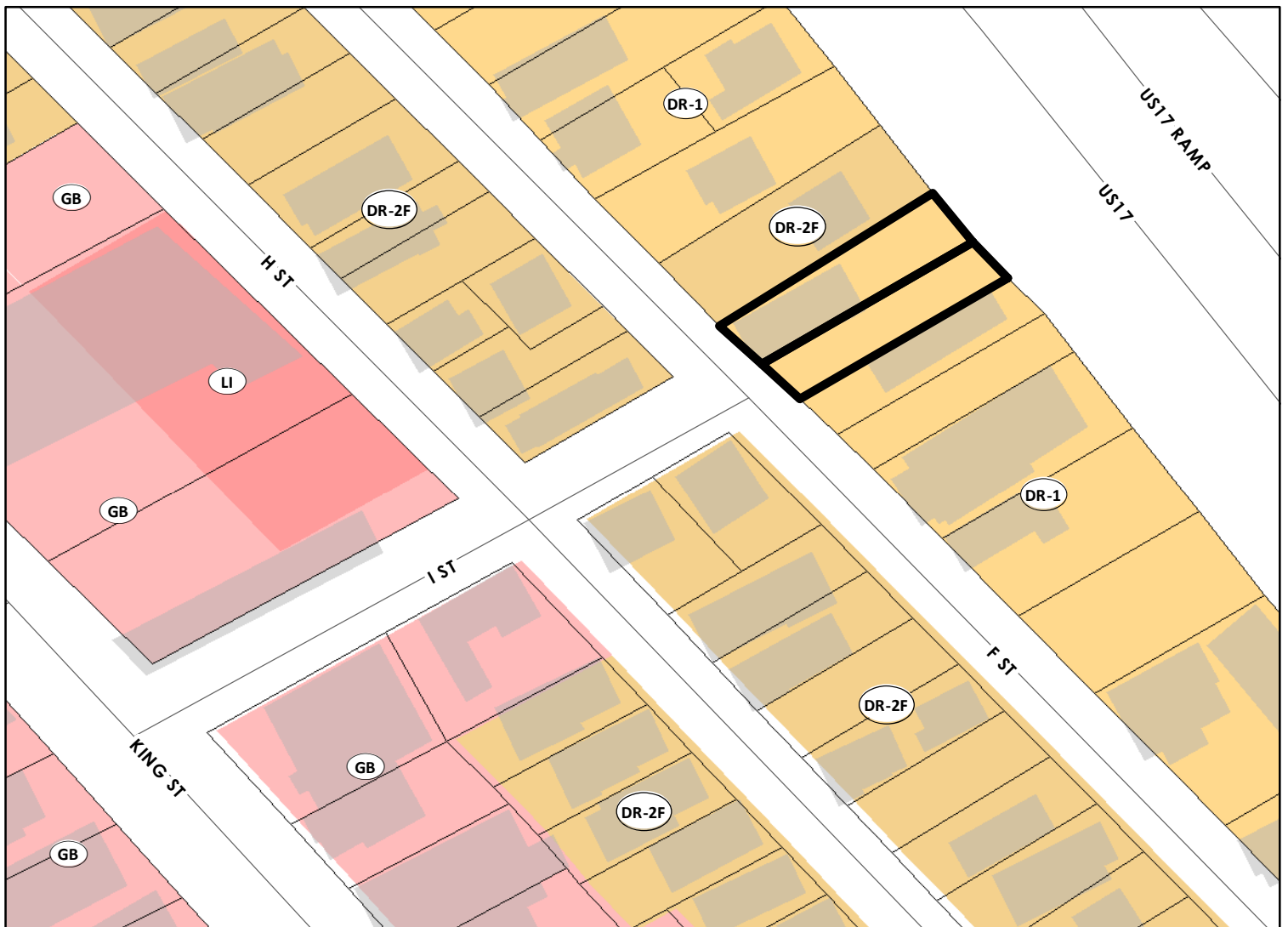
Request rezoning from Diverse Residential (DR-1)
to Diverse Residential (DR-2F).

Owner/Applicant: Arnold & Sara Mack

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 15, 2017

Subdivision 1:

**Twin Lakes, Phase 2
(Cane Slash Road – Johns Island)**

BACKGROUND

The applicant is requesting approval of a revised subdivision concept plan for Phase 2 of the Twin Lakes cluster development. Phase 2 consists of 61.19 acres on Cane Slash Road on Johns Island and includes the creation of new rights-of-way to serve 122 parcels for single-family detached homes. The proposed rights-of-way are typical for Local Single-Family Residential Access Streets and Alleys and the new parcels conform to the subdivision requirements for new parcels in a cluster development. There are jurisdictional wetlands on this site and any wetland fill will be permitted by USACOE. There are also grand trees on the site and any grand tree impacts will require approval by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Single-Family Residential (SR-1), which allows the single-family residential use and cluster developments with a maximum density of 4.8 dwelling units per net acre. The surrounding existing uses include primarily single-family residential.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 1

Twin Lakes, Phase 2 (Cane Slash Rd - Johns Island)

TMS# 3450000036

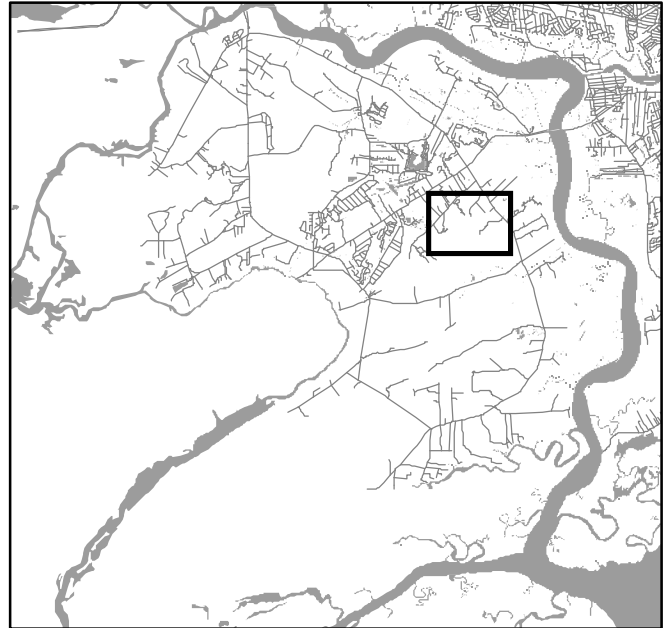
61.19 ac.

122 lots. Request subdivision concept plan approval.
Zoned Single-Family Residential (SR-1).

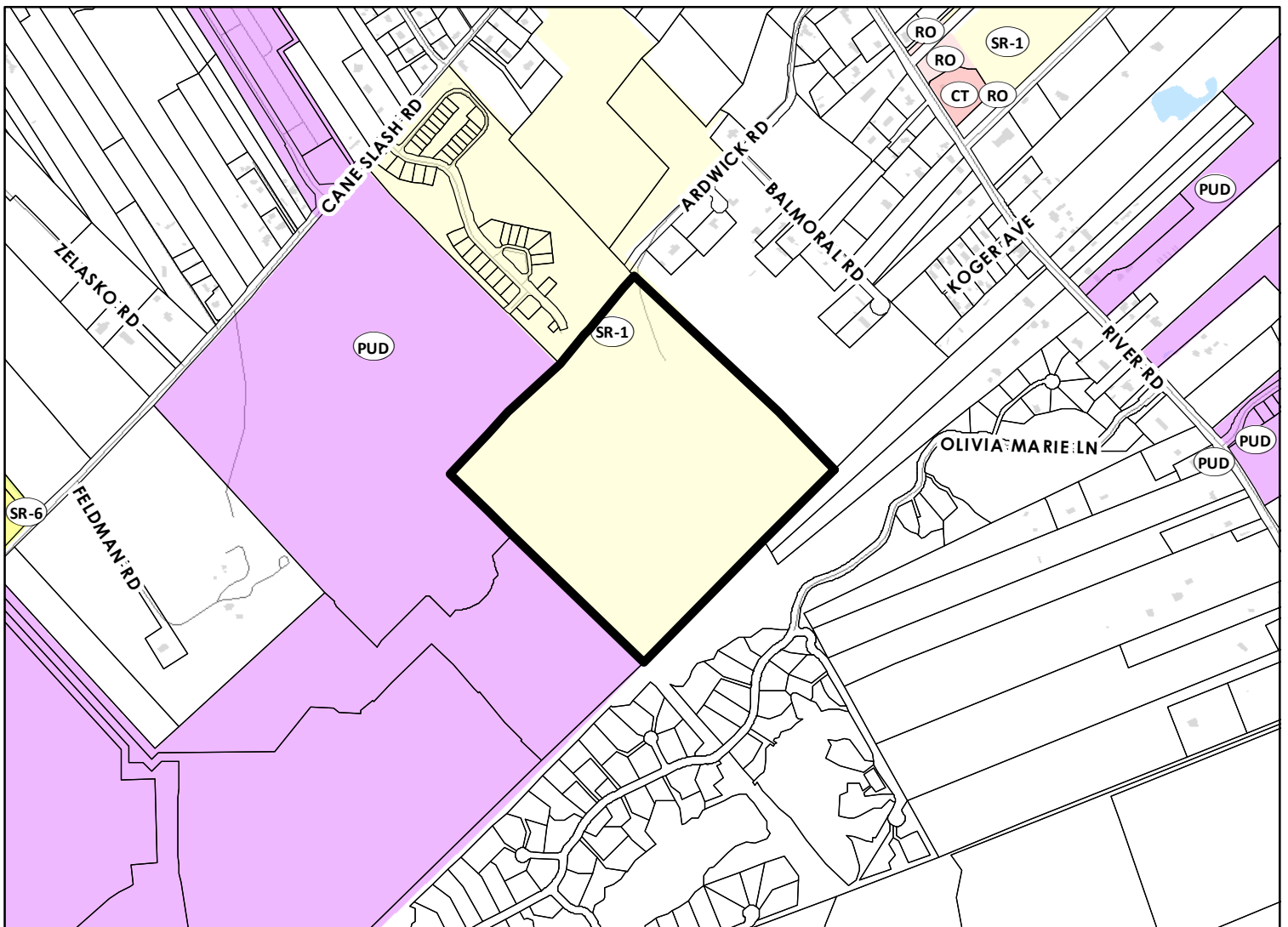
Owner: BMG III LLC

Applicant: Stantec

Area



Location



32.13'

PURPOSE:
The purpose of the master development plan is to provide a framework for the development of the site, including the layout of roads, utilities, and other infrastructure. The plan is intended to guide the development of the site in a way that is consistent with the goals and objectives of the local government and the community.

NOTES:
1. The property consists of TMS 84-00-00-00-00.
2. All streets Right of Ways are to be Public.
3. Lots fronting on open space / trails to have pedestrian access easements to front.
4. All sidewalks and parking areas shall be ADA compliant.
5. BZA approval for grand tree removal required before any lot is subdivided.
6. Entire site is within Charleston city limits.
7. An active open space (per phase) must be complete prior to final plat.
8. Zoning is SR-1 and the cluster plan is permitted per part 16, section 54-209.11 of the zoning ordinance.
9. Height of structures is limited to 35' / 2.5 stories.
10. Preliminary Plat and final construction plans require TRC approval.
11. Driveways on individual residential lots shall not exceed 10 feet wide within the public or private street R.O.W. and the first 5 feet of the front yard.

PHASE 1 DEVELOPMENT SUMMARY:
GROSS ACRES: 61.19 ACRES
NET ACRES: 54.89 ACRES
UPLAND POND ACRES: 5.79 ACRES
WETLAND POND ACRES: 3.41 ACRES
TOTAL POND ACRES: 9.20 ACRES
TOTAL OPEN SPACE REQUIRED: 14.88 ACRES
TOTAL OPEN SPACE PROVIDED: 14.88 ACRES
TOTAL OPEN SPACE DEFICIT: 0.00 ACRES

PHASE 2 DEVELOPMENT SUMMARY:
GROSS ACRES: 91.19 ACRES
NET ACRES: 84.89 ACRES
UPLAND POND ACRES: 5.79 ACRES
WETLAND POND ACRES: 3.41 ACRES
TOTAL POND ACRES: 9.20 ACRES
TOTAL OPEN SPACE REQUIRED: 14.88 ACRES
TOTAL OPEN SPACE PROVIDED: 14.88 ACRES
TOTAL OPEN SPACE DEFICIT: 0.00 ACRES

OVERALL DEVELOPMENT SUMMARY:
GROSS ACRES: 152.38 ACRES
NET ACRES: 139.78 ACRES
UPLAND POND ACRES: 11.58 ACRES
WETLAND POND ACRES: 6.81 ACRES
TOTAL POND ACRES: 18.39 ACRES
TOTAL OPEN SPACE REQUIRED: 29.76 ACRES
TOTAL OPEN SPACE PROVIDED: 29.76 ACRES
TOTAL OPEN SPACE DEFICIT: 0.00 ACRES



APPROXIMATE DETERMINATION PROVIDED BY THE USACE
ON MARCH 7, 2014. REFERENCE 84C-2014-0116-21.



OVERALL DEVELOPMENT SUMMARY:	PHASE 1	PHASE 2	TOTAL
GROSS ACRES	91.19 ACRES	61.19 ACRES	152.38 ACRES
NET ACRES	84.89 ACRES	54.89 ACRES	139.78 ACRES
UPLAND POND ACRES	5.79 ACRES	5.79 ACRES	11.58 ACRES
WETLAND POND ACRES	3.41 ACRES	3.41 ACRES	6.81 ACRES
TOTAL POND ACRES	9.20 ACRES	9.20 ACRES	18.39 ACRES
TOTAL OPEN SPACE REQUIRED	14.88 ACRES	14.88 ACRES	29.76 ACRES
TOTAL OPEN SPACE PROVIDED	14.88 ACRES	14.88 ACRES	29.76 ACRES
TOTAL OPEN SPACE DEFICIT	0.00 ACRES	0.00 ACRES	0.00 ACRES

**CITY OF CHARLESTON
PLANNING COMMISSION**

February 15, 2017

Subdivision 2:

**Essex Village
(Henry Tecklenburg Drive – West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval of 12.66 acres on Henry Tecklenburg Drive in West Ashley that is part of the Essex Farms PUD. The proposed subdivision includes the creation of a new right-of-way to serve 41 parcels for single-family attached homes. The proposed right-of-way is typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for new parcels in the PUD. There are jurisdictional wetlands on this site that will not be impacted. There are also grand trees on the site and any grand tree impacts will require approval by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Planned Unit Development (PUD), which allows the single-family residential use. The surrounding existing uses include primarily commercial, office, and residential uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 2

Essex Village (Henry Tecklenburg Dr – West Ashley)

TMS# 3090000003

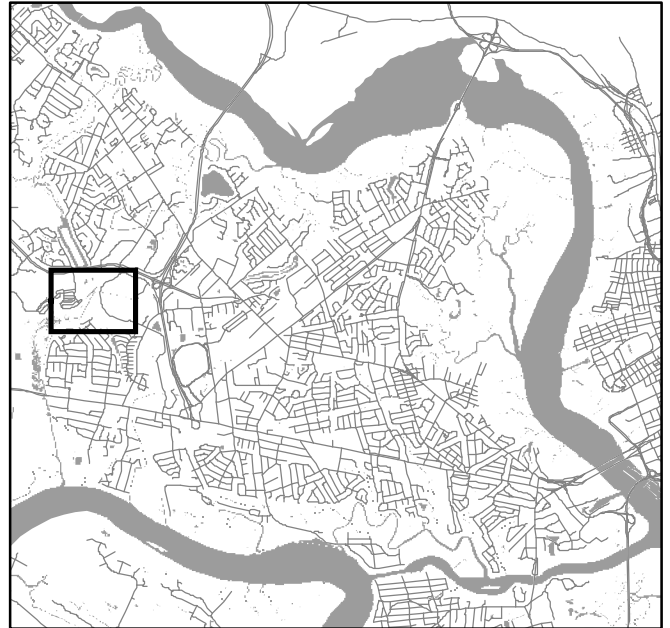
12.66 ac.

41 lots.

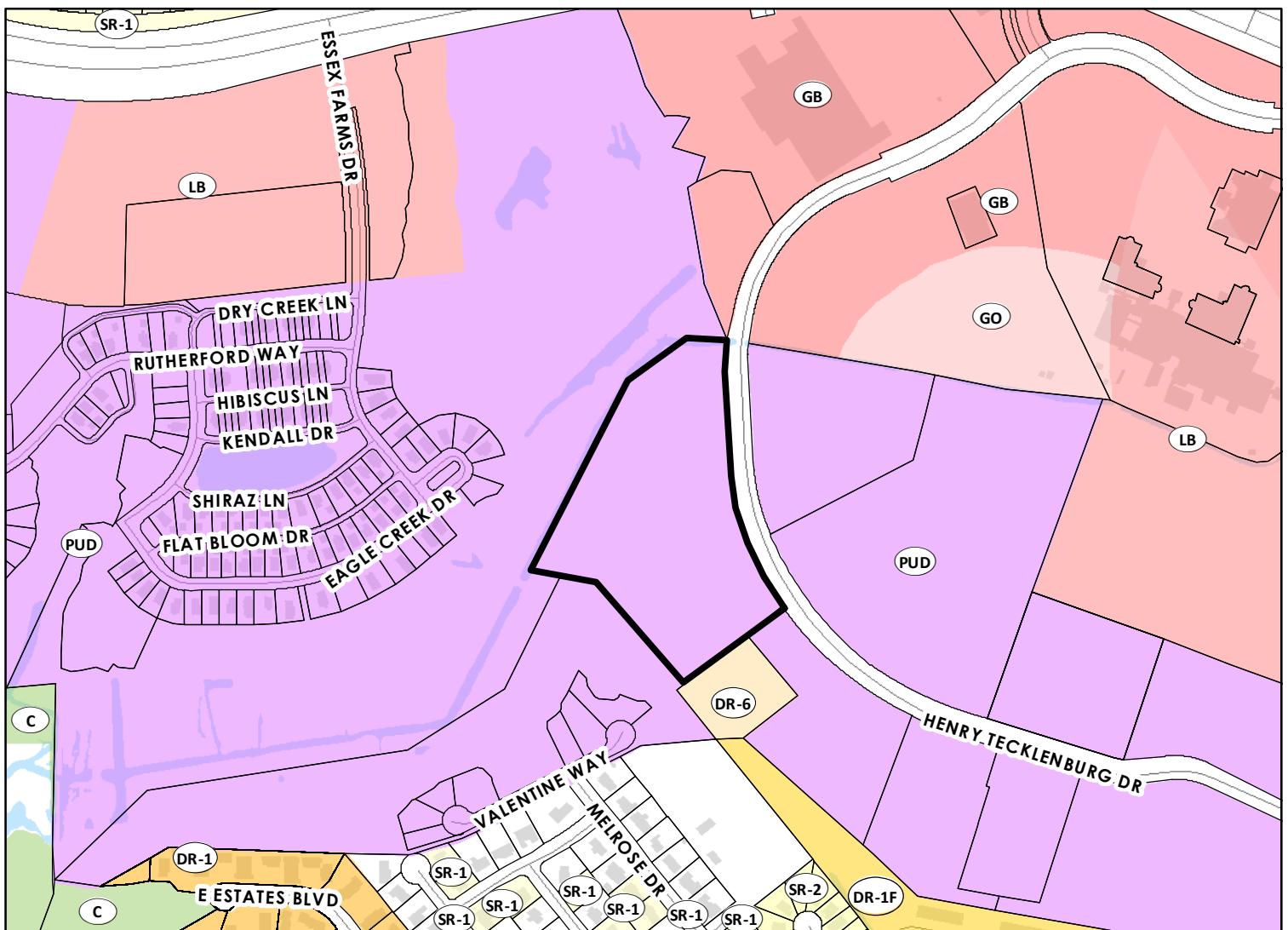
Request subdivision concept plan approval.
Zoned Planned Unit Development (PUD).

Owner: Essex Farms, A Partnership
Applicant: Thomas & Hutton Engineering Co.

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 15, 2017

Subdivision 3:

**Murraywood Road
(Johns Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 2.71 acres on Murraywood Road on Johns Island. This project consists of the creation of a new right-of-way to serve nine parcels for single-family detached homes. The proposed right-of-way is typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for new parcels in the SR-1 and STR zone districts. There are no jurisdictional wetlands or critical area on or adjacent to this site. There are grand trees on the site and any grand tree impacts will require approval by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Single-Family Residential (SR-1) and Single- and Two-Family Residential (STR), which allow single-family and two-family residential uses and allow 4.8 and 7.3 single-family dwelling units per net acre, respectively. The surrounding existing uses include primarily single-family uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 3

Murraywood Rd (Johns Island)

TMS# 3120000026 & 182

2.71 ac.

9 lots. Request subdivision concept plan approval.
Zoned Single-Family Residential (SR-1)
and Single- & Two-Family Residential (STR).

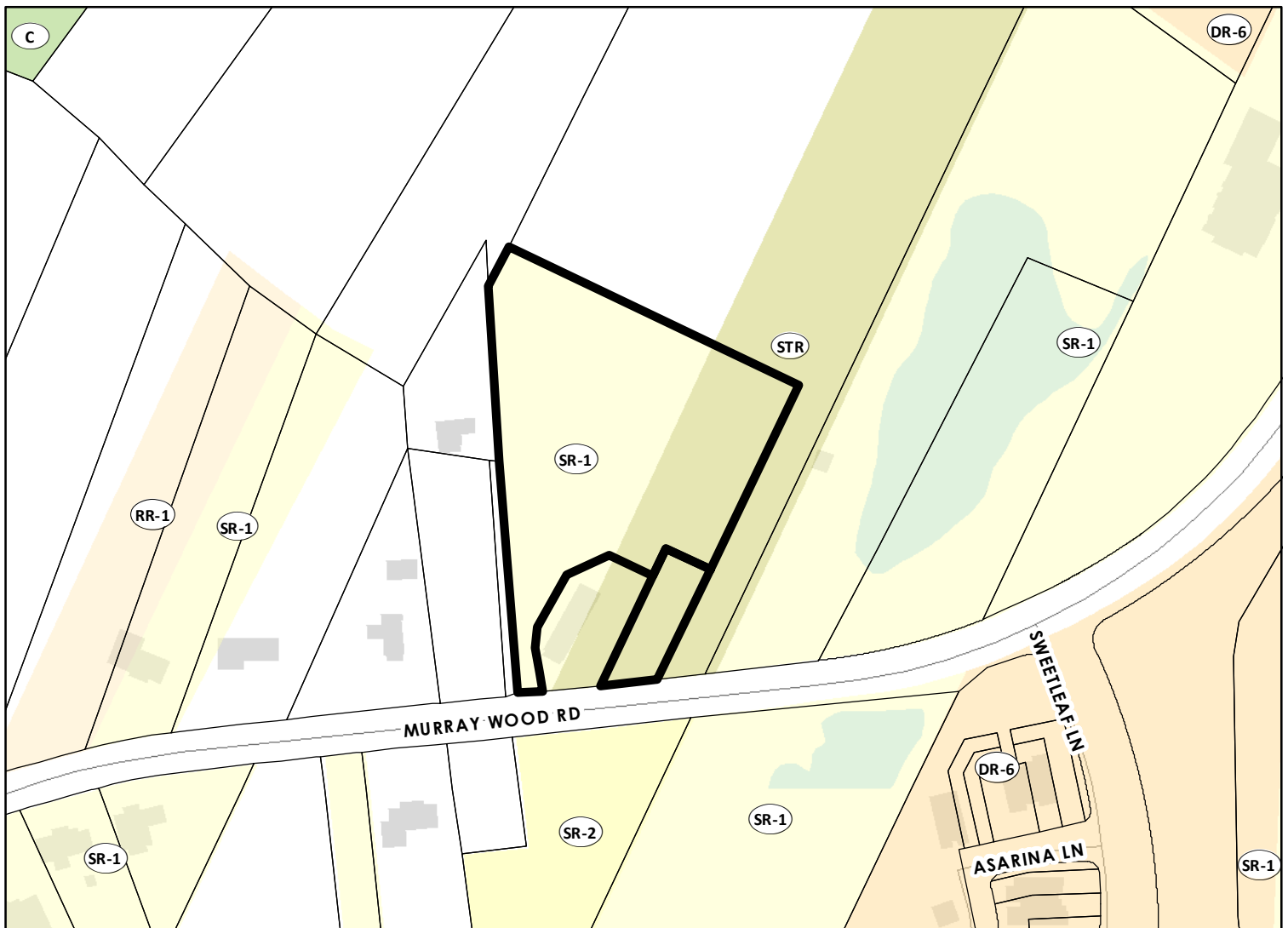
Owner: Mama Lil, LLC

Applicant: Atlantic South Consulting Services

Area



Location





GRAPHIC SCALE
(1" = 100')



Parcel Curve Table				
Curve	Length	Radius	Start Station	End Station
C1	47.74	39.25	69.70	317.37
C2	33.03	103.89	18.38	157.94
C3	35.48	103.89	18.34	157.97
C4	8.64	103.89	5.36	147.37
C5	64.27	50.00	73.65	137.88
C6	62.21	50.00	59.63	149.77
C7	93.75	50.00	18.20	147.37
C8	42.77	50.00	48.32	147.37
C9	35.77	47.13	43.48	147.37
C10	99.53	49.61	69.70	147.37
C11	99.53	49.61	69.70	147.37

Parcel Line Table			
Line	Length	Bearing	Area
L1	20.54	S87°27'27.81"E	0.17
L2	55.05	S87°00'43.33"E	0.21
L3	25.39	S7°06'00.87"E	0.16
L4	10.73	S20°17'04.98"E	0.07
L5	12.63	S20°34'44.67"E	0.07
L6	22.88	S3°14'28.33"E	0.17
L7	28.02	S25°34'28.34"E	0.17
L8	28.72	S25°34'28.34"E	0.17
L9	28.98	S5°48'58.64"E	0.17
L10	9.90	S5°48'58.64"E	0.17
L11	25.38	S33°07'55.74"E	0.17
L12	48.11	S20°34'44.67"E	0.17



Line Table: Roadway Alignments				
Line	Length	Bearing	Start Point	End Point
L1	78.31	N08°45'38.01"E	(229720.52, 33014.90)	(229735.22, 33047.70)
L2	49.53	N50°37'48.41"E	(229727.52, 33019.72)	(229702.06, 33024.30)
L3	30.81	N50°17'04.98"E	(229709.70, 33027.36)	(229701.84, 33032.80)
L4	148.07	N6°29'22.21"E	(229729.84, 33014.70)	(229706.43, 33020.03)

Curve Table: Roadway Alignments				
Curve	Length	Radius	Start Point	End Point
C12	28.40	5.50	N54°37'28.81"E	(229727.52, 33019.72)
C13	68.20	76.15	N27°27'21.77"E	(229702.06, 33024.30)
C14	0.68	44.57	N14°30'01.07"E	(229701.84, 33032.80)

2016 MURRAYWOOD ROAD
TMS 317-00-00-029
MURRAYWOOD ROAD 50R/W

2016 MURRAYWOOD ROAD
TMS 317-00-00-029
MURRAYWOOD ROAD 50R/W

**CITY OF CHARLESTON
PLANNING COMMISSION**

February 15, 2017

Subdivision 5:

**Nabors Drive
(James Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval of 3.86 acres on Nabors Drive on James Island. The proposed subdivision includes the creation of a new right-of-way to serve 25 parcels for single-family attached homes. The proposed right-of-way is typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for new parcels in the DR-9 zone district. There are no jurisdictional wetlands on this site and there are no grand trees on the site. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Diverse Residential (DR-9), which allows the single-family residential use. The surrounding existing uses include primarily commercial and residential uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 5

Nabors Drive (James Island)

TMS# 4281600013, 046-048, 052

3.86 ac.

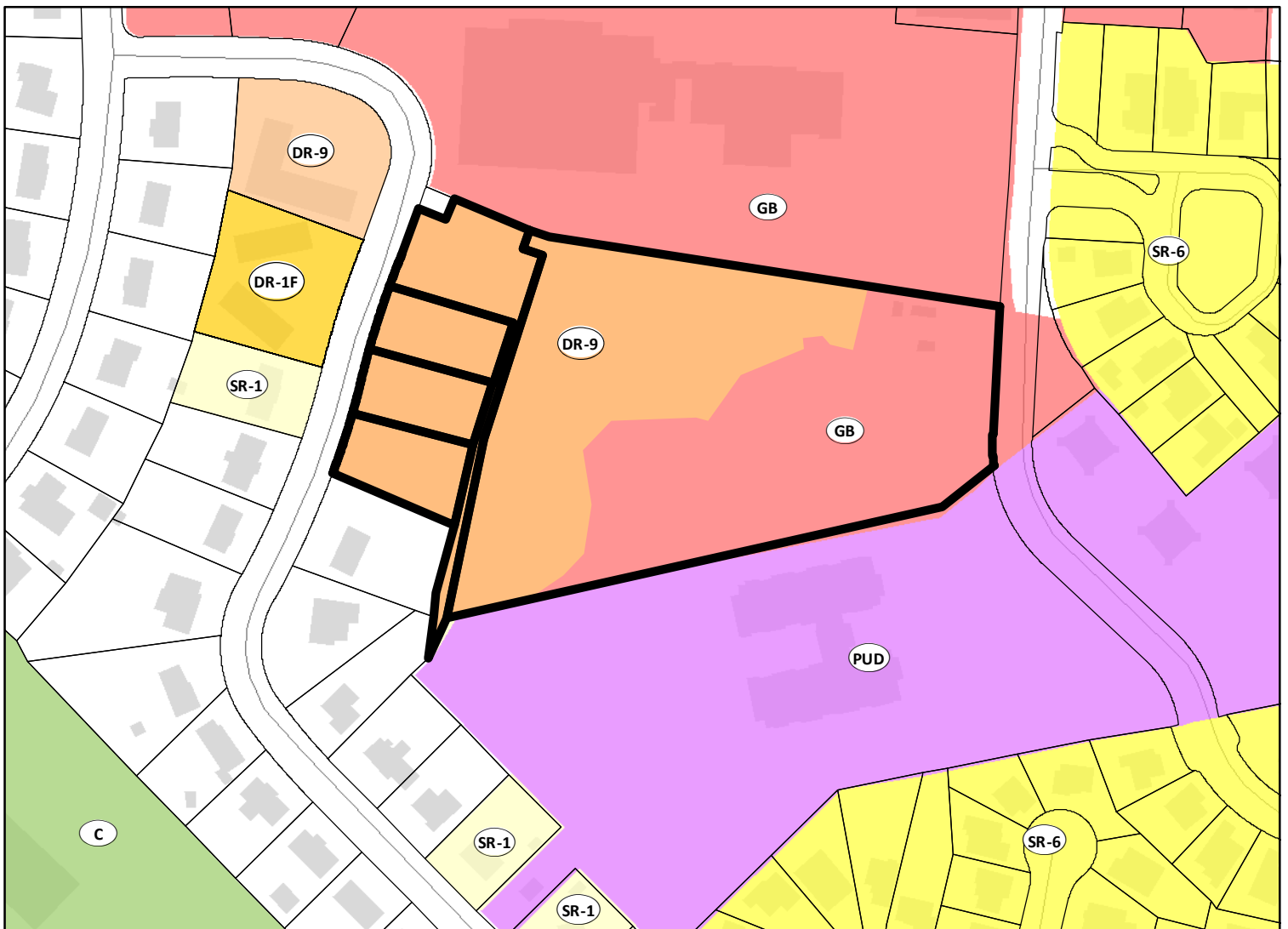
25 lots. Request subdivision concept plan approval.
Zoned Diverse Residential (DR-9).

Owner: Pulte Group, Inc.
Applicant: ADC Engineering, Inc.

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 15, 2017

Subdivision 7:

**Riverview Estates
(River Road – Johns Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval of 24.15 acres on River Road on Johns Island. The proposed subdivision includes the creation of new rights-of-way to serve 49 parcels for single-family detached homes. The proposed rights-of-way are typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for new parcels in the SR-1 zone district. There are jurisdictional wetlands on this site that will not be impacted. There are also grand trees on the site, any impacts to which will require approval by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Single-Family Residential (SR-1), which allows the single-family residential use at a maximum density of 4.8 dwelling units per net acre. The surrounding existing uses include primarily residential uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 7

Riverview Estates (River Rd – Johns Island)

TMS# 3120000065 & 066

24.147 ac.

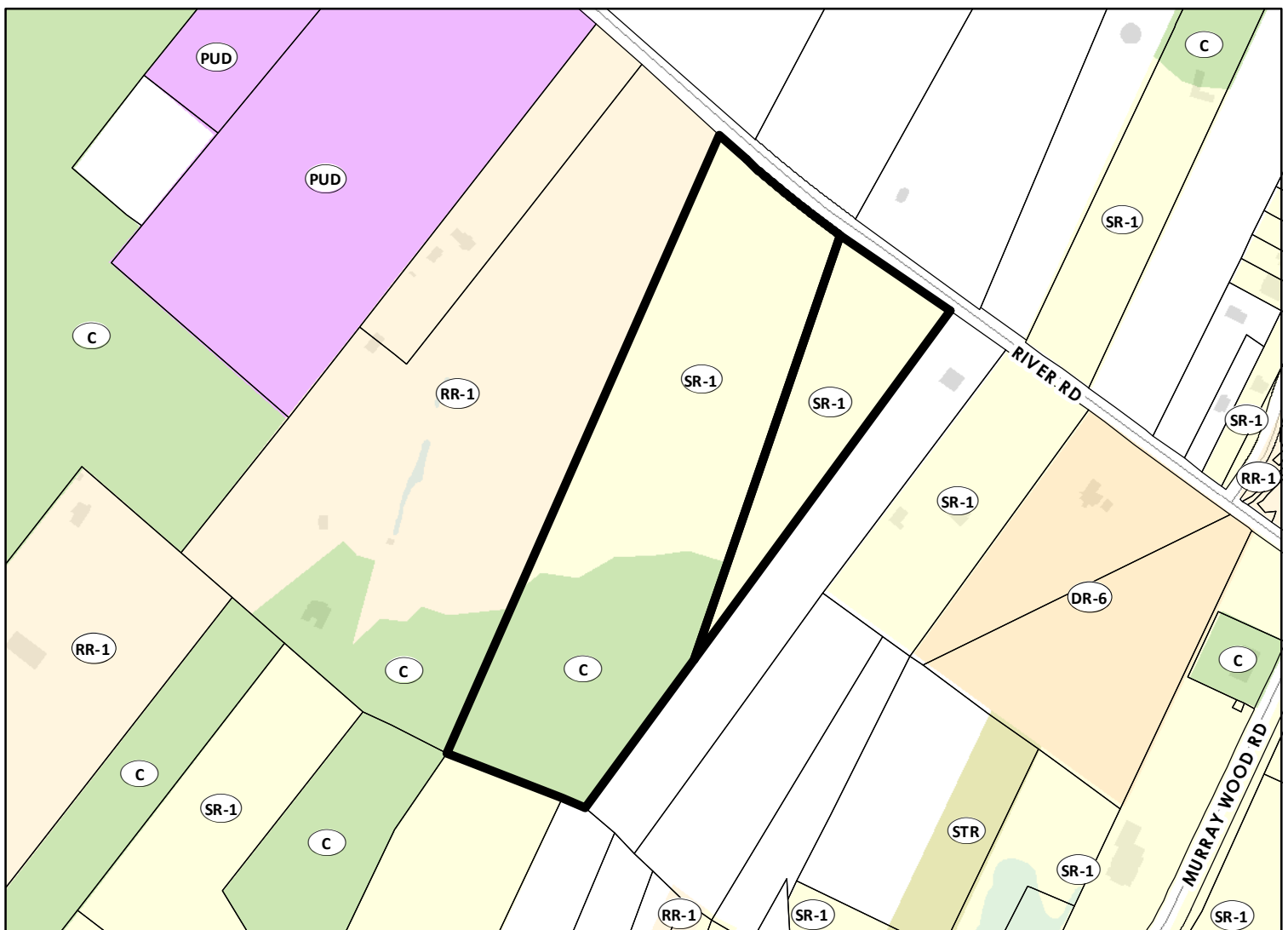
49 lots. Request subdivision concept plan approval.
Zoned Single-Family Residential (SR-1).

Owner: MG Lowcountry Acreage LLC
Applicant: HLA Inc

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

February 15, 2017

Ordinance Amendment 1 :

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to prohibit Mini-warehouse/self-storage uses in the Urban Commercial (UC) zone district and change Mini-warehouse/self-storage uses from a conditional use to a special exception use in the General Business (GB) zone district.**

BACKGROUND

This item will be presented in detail during the meeting.

STAFF RECOMMENDATION

APPROVAL

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO PROHIBIT MINI-WAREHOUSE/SELF-STORAGE USES IN THE URBAN COMMERCIAL (UC) ZONE DISTRICT AND CHANGE MINI-WAREHOUSE/SELF-STORAGE USES FROM A CONDITIONAL USE TO A SPECIAL EXCEPTION USE IN THE GENERAL BUSINESS (GB) ZONE DISTRICT

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Section 54-201 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting subsection “1.” in its entirety and substituting in its place and stead the following:

- ‘1. General Business, **GB** District. The GB district is intended to provide for a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, and storage yards (except for vehicles and boats). Mini-warehouse/self-storage uses may be permitted as special exception uses subject to the approval of the Board of Zoning Appeals. Automotive repair shops, communication towers, gas stations, short term lenders, veterinary clinics, and stables may be permitted as conditional uses.”

Section 2. Article 2, Part 3: Table of Permitted Uses of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by replacing the symbol “‡” with the symbol “‡” in the row for principal use 4227 Mini-warehouse/self-storage and the column for the following zoning districts: GB, UC, MU-2, and MU-2/WH.

Section 3. Article 2, Part 3: Table of Permitted Uses of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting “54-207, m.” in the use description in the row for principal use 4227 Mini-warehouse/self-storage and inserting “54-206, f.” so that the principal use description shall read as follows:

“4227. Mini-warehouse/self-storage 54-206, f., 54-206, r. or 54-207, k.”

Section 4. Section 54-207 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting subsection “m.” in its entirety.

Section 5. Article 2, Part 2: Permitted Uses By Base Zoning District of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting the following new section into Section 54-206 in alphabetical order:

“f. Mini-warehouse/self-storage facilities shall be prohibited within the UC, MU-2, and MU-2/WH districts and shall be permitted within the GB district only as an exception where the Board, after review, finds that the proposed mini-warehouse/self-storage facility satisfies the following requirements:

1. The lot on which the mini-warehouse/self-storage facility is located is not within 200 feet of any MU-1, MU-1/WH, MU-2, MU-2 WH;
2. The lot on which the mini-warehouse/self-storage facility is located is not within 200 feet of any RR-1, SR, STR, DR or RO zoning district;
3. All loading bays are located on building sides that do not face a street;
4. First floor frontage of buildings within 50 feet of a street shall be designed to accommodate retail and office spaces to a depth of no less than 30 feet and have a minimum floor to ceiling height of 12 feet;
5. The site provides a twenty-five foot Type C buffer, as specified in Section 54-348, along all streets adjacent to the site, or satisfies the buffer requirements of Article 3, Part 8, whichever requirement is greater; except that for properties within the jurisdiction of the Board of Architectural Review (BAR) or the Design Review Board (DRB), the BAR or DRB may reduce or eliminate this buffer requirement if they deem the reduction or elimination to be appropriate;
6. All buildings maintain a minimum setback from street rights-of-way of fifty feet (50') or satisfy setback requirements of Section 54-311, whichever is greater; except that for properties within the jurisdiction of the Board of Architectural Review (BAR) or the Design Review Board (DRB), the BAR or DRB may reduce or eliminate this setback requirement if they deem the reduction or elimination to be appropriate; and
7. The site satisfies all other applicable regulations of this Chapter.

Outdoor boat and boat trailer storage shall be permitted in connection with mini-warehouse/self-storage facilities if the above conditions are met.”

Section 6. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of _____ in the Year of Our Lord, 2017,
and in the 241st Year of the Independence of
the United States of America

John J. Tecklenburg, Mayor

ATTEST:

Clerk of Council